

By: Martinez Fischer

H.B. No. 4011

Substitute the following for H.B. No. 4011:

By: Bernal

C.S.H.B. No. 4011

A BILL TO BE ENTITLED

AN ACT

relating to reporting and monitoring requirements related to fire protection sprinkler systems in residential high-rise buildings.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Chapter 417, Government Code, is amended by adding Section 417.012 to read as follows:

Sec. 417.012. REPORTING AND MONITORING OF FIRE PROTECTION SPRINKLER SYSTEMS IN RESIDENTIAL HIGH-RISE BUILDINGS; EXPIRATION.

(a) In this section:

(1) "Fire department" means a department of a local government that is staffed by permanent, full-time employees of the local government and that is organized to prevent or suppress fires.

(2) "Fire protection sprinkler system" has the meaning assigned by Section 6003.001, Insurance Code.

(3) "Local government" means a municipality, county, or special district.

(4) "Residential high-rise building" means a building used primarily for a residential purpose and that extends at least 75 feet from the ground.

(b) Not later than December 1 of each year, a local government with a fire department, in collaboration with the local government's fire department, shall submit to the state fire marshal a report on residential high-rise buildings located in

1 areas served by the fire department that are not currently fully
2 equipped with a fire protection sprinkler system in good working
3 order. The report must include the following information for each
4 building:

5 (1) whether the building has a fire protection
6 sprinkler system in only part of the building, and if so, which
7 part;

8 (2) the building's street and mailing address;

9 (3) the name of the owner of the building;

10 (4) the number of current occupants;

11 (5) whether at least 50 percent of the residents of the
12 building are elderly individuals, individuals with disabilities,
13 or individuals with impaired mobility;

14 (6) a listing of previous safety violations;

15 (7) the action, if any, that has been taken to address
16 issues preventing the building from being equipped with a fire
17 protection sprinkler system in good working order;

18 (8) the plan, if any, that is in place to address
19 issues preventing the building from being equipped with a fire
20 protection sprinkler system in good working order and the date the
21 plan will be implemented; and

22 (9) any other information requested by the state fire
23 marshal.

24 (c) The state fire marshal may conduct an inspection or
25 further investigation of a residential high-rise building
26 described by a report submitted under this section, and the state
27 fire marshal may monitor a plan submitted under this section. The

1 state fire marshal may consult with a local government and fire
2 department on best practices related to fire safety for residential
3 high-rise buildings.

4 (d) The state fire marshal shall prepare and electronically
5 submit to the governor, lieutenant governor, and members of the
6 legislature a report of the information collected and analyzed
7 under this section and an assessment of the proposed actions and
8 plans. The report may also include any other information and
9 recommendations that the state fire marshal considers necessary.

10 (e) This section expires August 31, 2019.

11 SECTION 2. This Act takes effect September 1, 2015.